

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

In re: 143-30 SANFORD AVE LLC

§
§
§
§

Case No. 23-43812-NHL

Debtor(s)

**NOTICE OF TRUSTEE'S FINAL REPORT AND
APPLICATIONS FOR COMPENSATION
AND DEADLINE TO OBJECT (NFR)**

Pursuant to Fed. R. Bankr. P. 2002(a)(6) and 2002(f)(8), please take notice that Lori Lapin Jones, trustee of the above styled estate, has filed a Final Report and the trustee and the trustee's professionals have filed final fee applications, which are summarized in the attached Summary of Trustee's Final Report and Applications for Compensation.

The complete Final Report and all applications for compensation are available for inspection at the Office of the Clerk, at the following address:

U.S. Bankruptcy Court, Eastern District of N.Y.
Conrad B. Duberstein Courthouse
271-C Cadman Plaza East - Suite 1595
Brooklyn, NY 11201-1800

Date Mailed: 07/08/2025

By: /s/ Lori Lapin Jones, Trustee

Trustee

Lori Lapin Jones
98 Cutter Mill Road,
Suite 255 South
Great Neck, NY 11021
(516) 466-4110

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK
BROOKLYN DIVISION**

In re:143-30 SANFORD AVE LLC

§ Case No. 23-43812-NHL

§

§

§

Debtor(s)

**SUMMARY OF TRUSTEE'S FINAL REPORT
AND APPLICATIONS FOR COMPENSATION**

<i>The Final Report shows receipts of :</i>	\$	3,085,836.45
<i>and approved disbursements of:</i>	\$	2,703,807.42
<i>leaving a balance on hand of¹:</i>	\$	382,029.03

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
LENDE R	Sanford Funding LLC (return of funds)	0.00	753,043.75	625,000.00	128,043.75
1	New York City Dept of Finance	918,155.74	1,385,898.58	1,385,898.58	0.00
2	NYC Water Board	547,842.09	600,000.00	600,000.00	0.00
3S	NYC Office of Administrative Trials & Hearings	87,877.83	32,018.32	32,018.32	0.00

Total to be paid to secured creditors: \$ 128,043.75

Remaining balance: \$ 253,985.28

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - Lori Lapin Jones	70,000.00	0.00	70,000.00

¹The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. § 326(a) on account of the disbursement of the additional interest.

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Expenses - Lori Lapin Jones	361.59	0.00	361.59
Attorney for Trustee Fees (Other Firm) - LAMONICA HERBST & MANISCALCO LLP	52,997.19	0.00	52,997.19
Attorney for Trustee Expenses (Other Firm) - LAMONICA HERBST & MANISCALCO LLP	4,921.22	0.00	4,921.22
Accountant for Trustee Fees (Other Firm) - JOSEPH A. BRODERICK PC	1,720.00	0.00	1,720.00
Realtor for Trustee Fees - M.Y.C. ASSOCIATES	75,000.00	0.00	75,000.00
Other Professional's Expenses - M.Y.C. ASSOCIATES	28,985.28	0.00	28,985.28

Total to be paid for chapter 7 administrative expenses: \$ 233,985.28
 Remaining balance: \$ 20,000.00

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
None			

Total to be paid for prior chapter administrative expenses: \$ 0.00
 Remaining balance: \$ 20,000.00

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for priority claims: \$ 0.00
 Remaining balance: \$ 20,000.00

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$66,879.51 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 29.9 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
3U	NYC Office of Administrative Trials & Hearings	66,879.51	0.00	20,000.00

Total to be paid for timely general unsecured claims:	\$	20,000.00
Remaining balance:	\$	0.00

Tardily filed claims of general (unsecured) creditors totaling \$47,375.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
4	NYC Department of Buildings	47,375.00	0.00	0.00

Total to be paid for tardily filed general unsecured claims:	\$	0.00
Remaining balance:	\$	0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for subordinated claims:	\$	0.00
Remaining balance:	\$	0.00

Prepared By: /s/ Lori Lapin Jones, Trustee

Trustee

Lori Lapin Jones
98 Cutter Mill Road,
Suite 255 South
Great Neck, NY 11021
(516) 466-4110

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.